



**Tulip Drive, Balby Doncaster**



**welcome to**

**Tulip Drive, Balby Doncaster**

This well presented two bedroom carriage house features a garage, a driveway and an open plan lounge kitchen area, offered with no onward chain and is conveniently located close to a range of local amenities and excellent transport connections. Ideal for a first time buyer or growing family!



### **Entrance Hall**

Situated on the ground floor, housing the consumer unit, a front facing composite door, a central heating radiator and stairs rising to the main residence.

### **Lounge Area**

This is open plan into the kitchen. With a central heating radiator and a front facing double glazed window.

### **Kitchen Area**

With a central heating radiator, a double glazed skylight window and a range of kitchen wall and base units. The room conveniently benefits from a range of integrated appliances including a dishwasher, a fridge freezer, a induction hob and a electric oven and grill. There is plumbing for a washing machine, an extractor fan and a sink and drainer.

### **Inner Hall**

Accessed front the lounge. With a loft hatch, a central heating radiator and access to both bedrooms and family bathroom.

### **Bedroom One**

With a side facing double glazed window, a central heating radiator and a double glazed skylight window.

### **Bedroom Two**

With a central heating radiator and a front facing double glazed window.

### **Bathroom**

Fitted with a bath with shower over, a WC, a wash hand basin, a central heating radiator and a front facing obscured double glazed window.

### **Outside**

To the front of the property there is a driveway providing ample off road parking which intern leads to the integral garage. To the rear the garden is enclosed with mainly laid to lawn and fencing to the perimeter.

### **Garage**



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## Tulip Drive, Balby Doncaster

- TWO BEDROOM CARRIAGE HOUSE
- GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN LIVING DINER
- CLOSE TO A RANGE OF SCHOOLS, SHOPS AND AMENITIES

Tenure: Freehold EPC Rating: B

Council Tax Band: A

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125605 - 0002

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**